103.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	906,700 / 906,700
					USE VALUE:	906,700 / 906,700
					ASSESSED:	906,700 / 906,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKEY JOHN J & SILVIA F
Owner 2:	
Owner 3:	
Street 1:	5 LONGMEADOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,785 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2695 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12785.000	343,700	500	562,500	906,700
Total Card	0.294	343,700	500	562,500	906,700
Total Parcel	0.294	343,700	500	562,500	906,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.46 | /Parcel: 336.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	66591
GIS Ref	
GIS Ref	
Insp Date	10/11/18

!8236!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,700	500	12,785.	562,500	906,700	906,700	Year End Roll	12/18/2019
2019	101	FV	269,500	500	12,785.	562,500	832,500	832,500	Year End Roll	1/3/2019
2018	101	FV	269,500	500	12,785.	482,100	752,100	752,100	Year End Roll	12/20/2017
2017	101	FV	269,500	500	12,785.	450,000	720,000	720,000	Year End Roll	1/3/2017
2016	101	FV	269,500	500	12,785.	385,700	655,700	655,700	Year End	1/4/2016
2015	101	FV	268,300	500	12,785.	345,500	614,300	614,300	Year End Roll	12/11/2014
2014	101	FV	268,300	500	12,785.	319,800	588,600	588,600	Year End Roll	12/16/2013
2013	101	FV	268,300	500	12,785.	304,900	573,700	573,700		12/13/2012

PRINT

Date	Time
12/10/20	22:48:55

LAST REV

Date	Time
10/16/18	08:34:30
apro	
8236	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12941-311		3/2/1976		1	No	No		N

USER DEFINED

Prior Id # 1:	66591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2006	392	Re-Roof	9,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	Inspected	CC	Chris C
9/13/2018	MEAS&NOTICE	CC	Chris C
2/13/2009	Meas/Inspect	372	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12785		Sq. Ft.	Site		0	70.	0.63	4									562,485						562,500	

Total AC/HA:	0.29350	Total SF/SM:	12785	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 562,485	Spl Credit	Total: 562,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.17135048
Const Adj.:	0.99941695
Adj $ / SQ:	111.213
Other Features:	126695
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422229
Depreciation:	78535
Depreciated Total:	343694

COMMENTS

641-0713.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1		HB	1			

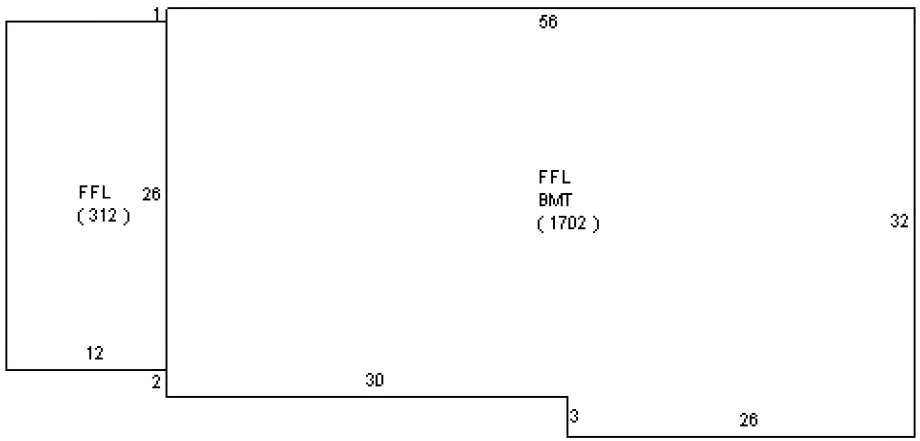
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	111.21
Special Features:	0	Val/Su Net:	92.49
Final Total:	343700	Val/Su SzAd	170.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,014	111.210	223,984
BMT	Basement	1,702	42.040	71,550

Net Sketched Area:	3,716		Total:	295,534	
Size Ad	2014	Gross Are	3716	FinArea	2695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 103.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1960	3.99	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500